

County of Loudoun
Department of Planning
MEMORANDUM

DATE: January 20, 2010

TO:

Building and Development, ERT	William Marsh (Laura Edmonds)	MS 60
Building and Development, Zoning	Marilee Seigfried (Teresa Miller)	MS 60
Office of Transportation Services	Terri Smithson (Lou Mosurak)	MS 69
Planning, Comprehensive	Cindy Keegan	MS 62
Virginia Department of Transportation	John Bassett	MS 00
Board of Supervisors	Stevens Miller	MS 01

FROM: Marchant Schneider, Project Manager

SUBJECT: **SPEX-2007-0021 – ROUTE 50 MEDICAL CAMPUS**
(REACTIVATION – SECOND SUBMISSION)

COMMENT
DUE DATE: **FEBRUARY 14, 2010**

Please review the attached documents against your last response to the above-mentioned application. ***This application was changed from inactive to active status on January 15, 2010. The revised application increases the hospital facility from 247,000 square feet of to 461,967 square feet (108 beds to 164 beds) and reorients the campus from Route 50 to Stone Springs Boulevard.*** An Applicant response letter (1st referral), revised statement of justification, supplemental traffic and trip generation assessment, and revised special exception plat is included with the submission. Please provide one paper copy of your comments to the Project Manager by the comment due date as well as one electronic copy of referral comments to marchant.schneider@loudoun.gov. If you have any questions, please contact me at 703-771-5669. Thank you for your assistance!

Please find the enclosed information for your review:

1. Information Sheet
2. Statement of Justification Revised January 8, 2010
3. Applicant Response to First Referral Comments dated January 8, 2010
4. Traffic and Trip Generation Assessment dated January 8, 2010
5. Plat dated March 2007, revised through January 8, 2010

SPEX-2007-0021 Route 50 Medical Campus

APPLICANT: Highway 50 Real Estate, LLC
HCA, Inc.
P.O. Box 1504
Nashville, TN 37202-1504

PROPERTY OWNER: Highway 50 Real Estate, LLC
HCA, Inc.
P.O. Box 1504
Nashville, TN 37202-1504

REPRESENTATIVES: Cooley Godward Kronish, LLP
Mark Looney, Esq.
11951 Freedom Drive, Suite 1500
Reston, Virginia 20190
(703) 456-8652

PROPOSAL: A Special Exception to permit a general hospital and outpatient medical care facilities in the PD-OP Zoning District.

LOCATION: Northwest quadrant of John Mosby Highway (Route 50) and Gum Spring Road (Route 659).

TAX MAP/PARCEL: Tax Map—100////////65A MCPI—204-48-7841-000 (portion)

PROPOSED RESIDENTIAL UNITS: n/a

PROPOSED NON-RESIDENTIAL USE: 247,000 Total Square Footage

SURROUNDING LAND USES/ZONING:

NORTH	PD-OP	Commercial/Vacant
SOUTH	CLI/PD-OP	Light Industrial/Commercial/Vacant
EAST	CLI/R-16	Light Industrial/Residential
WEST	PD-OP	Commercial/Vacant

ELECTION DISTRICT: Dulles